

60.25. Off-Street Loading Requirements. [ORD 4224; August 2002]

60.25.05. Applicability. No building or structure subject to the off-street loading requirements of this section shall be erected, nor shall any such existing building or structure be altered so as to increase its gross floor area to an amount exceeding 25% more than its existing gross floor area, without prior provisions for off-street loading space in conformance with the requirements of this section.

60.25.10. Loading Berth Design. Required off-street loading space shall be provided in berths which conform to the following minimum specifications:

1. Type A berths shall be at least 60 feet long by 12 feet wide by 15 feet high, inside dimensions with a 60 foot maneuvering apron.
2. Type B berths shall be at least 30 feet long by 12 feet wide by 14 feet 6 inches high, inside dimensions with 30 feet maneuvering apron.

60.25.15 Number of Required Loading Spaces. The following numbers and types of berths shall be provided for the specified uses. The uses specified below shall include all structures designed, intended or arranged for such use. In the case of a use not specifically mentioned, the requirements for off-street loading facilities shall be the same as a use which is most similar.

		AGGREGATE FLOOR AREA (SQ. FT.)	BERTHS REQUIRED	TYPE
USE				
1.	Freight terminals, Industrial plants, Manufacturing or wholesale establishments, Warehouses.	12,000 - 36,000	1	A
		36,001 - 60,000	2	A
		60,001 - 100,000	3	A
		each additional 50,000 or fraction thereof	1 additional	A
2.	Auditoria, Motel, Convention Halls, or Sports Arenas. (ORD 3293; Nov. 1982)	25,000 - 150,000	1	B
		150,001 - 400,000	2	B
		each additional 250,000 or fraction thereof	1 additional	B

SPECIAL REQUIREMENTS**Off-Street Loading****60.25.15.**

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|----|---|---|-----------------------------|------------------|
| 3. | Hospitals, Residential Care Facilities. [ORD 4036; March 1999] | 10,000 - 100,000
over 100,000 | 1
2 | B
B |
| 4. | Department stores, retail establishments, funeral homes, restaurants, and commercial establishments not otherwise specified. | 7,000 - 24,000
24,001 - 50,000
50,001 - 100,000
each additional 50,000 or fraction thereof | 1
2
3
1 additional | B
B
B
B |
| 5. | Hotels, Extended Stay Hotels or Office Buildings. [ORD 3958; June 1996] | 25,000 - 40,000
40,001 - 100,000
each additional 100,000 or fraction thereof | 1
2 | B
B |
| 6. | Schools | over 14,000 | 1 | B |
| 7. | <u>Concurrent different uses.</u> When any proposed structure will be used concurrently for different purposes, final determination of loading requirements will be made by the decision making authority but in no event shall the loading requirements be less than the total requirement for each use based upon its aggregate floor area. | | | |

60.25.20 Loading Facilities Location.

1. The off-street loading facilities required for the uses mentioned in this Code shall be in all cases on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements.
2. No space for loading or unloading vehicles shall be so located that a vehicle using such loading space projects into any public street. Loading space shall be provided with access to any alley, or if no alley adjoins the lot, with access to a street. Any required front, side or rear yard may be used for loading unless otherwise prohibited by this Code.

60.25.25 Loading Determination. Off-Street loading requirements may be modified pursuant to Section 40.50. (Loading Determination)

